CHEHALEM VALLEY MIDDLE SCHOOL & ANTONIA CRATER ELEMENTARY SCHOOL NEWBERG, OR

DEVELOPMENT PACKAGE - SD SET

GENERAL NOTES

1. SURVEY PROVIDED BY KPFF, DATED 4/16/2021. ELEVATION WAS ESTABLISHED THROUGH A 3 MINUTE GPS OBSERVATION ON CONTROL POINT NO. 1 USING THE OREGON REAL-TIME GPS NETWORK (ORGN).BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE BETWEEN CONTROL POINT #1 AND CONTROL POINT #2 IS SOUTH 88°44'14" EAST.

VERTICAL DATUM ESTABLISHED PER BENCH MARK NO. 1 (MAG NAIL W/ WASHER "KPFF CONTROL") LOCATED 100272.30 N 268068.55 E WITH AN ELEVATION OF 205.96'.

- 2. CONSTRUCTION LAYOUT (ALL ACTUAL LINES AND GRADES) SHALL BE STAKED BY A PROFESSIONAL SURVEYOR, REGISTERED IN THE STATE OF OREGON, BASED ON COORDINATES, DIMENSIONS, BEARINGS, AND ELEVATIONS, AS SHOWN, ON THE PLANS.
- 3. PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE HORIZONTAL POSITION PRIOR TO BEGINNING CONSTRUCTION LAYOUT. SEE CIVIL IMPROVEMENT SHEETS FOR PROJECT CONTROL
- 4. PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE VERTICAL POSITION BASED ON THE BENCHMARK STATED HEREON, PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
- 5. WHEN DIMENSIONS AND COORDINATE LOCATIONS ARE REPRESENTED DIMENSIONS SHALL HOLD OVER COORDINATE LOCATION. NOTIFY THE CIVIL ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ANY
- CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT OF ANY MONUMENTS DAMAGED OR REMOVED DURING CONSTRUCTION. NEW MONUMENTS SHALL BE REESTABLISHED BY A LICENSED SURVEYOR.
- TO VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

7. SOME SITE DEMOLITION IS REQUIRED. SURVEY MAY NOT BE COMPLETE OR ACCURATE. CONTRACTOR

- 8. CONTRACTOR TO REFERENCE SOILS REPORT BY GRI DATED MAY 18TH, 2021 FOR THE SITE SOILS
- 9. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, THE PROJECT SPECIFICATIONS AND THE APPLICABLE REQUIREMENTS OF THE 2021 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- 10. THE COMPLETED INSTALLATION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS. ALL PERMITS, LICENSES AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES FOR THE EXECUTION AND COMPLETION OF WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
- 11. ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987). EXCAVATORS MUST NOTIFY ALL PERTINENT COMPANIES OR AGENCIES WITH UNDERGROUND UTILITIES IN THE PROJECT AREA AT LEAST 48 BUSINESS-DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCING AN EXCAVATION, SO UTILITIES MAY BE ACCURATELY
- 12. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS. PIPE SIZE. AND MATERIAL TYPES OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF KPFF CONSULTING ENGINEERS, 72 HOURS PRIOR TO START OF CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
- 13. THE ENGINEER OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR HIS CREW. ALL O.S.H.A. REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE
- 14. TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IMPLEMENTED. THE CONTRACTOR SHALL ADHERE TO CITY OF NEWBERG EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL FOR MINIMUM EROSION CONTROL MEASURES. THE ESC FACILITIES SHOWN IN THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
- 15. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ROADWAYS, KEEPING THEM CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, AND PROVIDING DUST CONTROL AS REQUIRED.
- 16. TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO NEWBERG SCHOOL DISTRICT FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
- 17. CONTRACTOR SHALL MAINTAIN ALL UTILITIES TO BLDG. AT ALL TIMES DURING CONSTRUCTION.
- 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH
- 19. NOTIFY NEWBERG SCHOOL DISTRICT INSPECTOR 72 HOURS BEFORE STARTING WORK. A PRECONSTRUCTION MEETING WITH THE OWNER, THE OWNER'S ENGINEER, CONTRACTOR AND THE NEWBERG SCHOOL DISTRICT REPRESENTATIVE SHALL BE REQUIRED.
- 20. FULL-DEPTH REPLACEMENT OF THE PARKING STALL PAVEMENT WILL BE REQUIRED IN AREAS AFFECTED BY TREE ROOTS.

CONSTRUCTION NOTES

SPECIAL INSPECTION REQUIRED FOR ALL COMPACTION TESTING

DEMOLITION

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS AND OTHER SITE ELEMENTS WITHIN THE SITE AREA IDENTIFIED IN THE PLANS.
- 2. EXCEPT FOR MATERIALS INDICATED TO BE STOCKPILED OR TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY, REMOVED FROM THE SITE, AND DISPOSED OF PROPERLY.
- 3. ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND DELIVERED STORED AT THE PROJECT SITE AS DIRECTED BY THE OWNER.
- 4. ALL LANDSCAPING, PAVEMENT, CURBS AND SIDEWALKS, BEYOND THE IDENTIFIED SITE AREA, DAMAGED DURING THE CONSTRUCTION SHALL BE REPLACED TO THEIR ORIGINAL CONDITION OR
- 5. CONCRETE SIDEWALKS SHOWN FOR DEMOLITION SHALL BE REMOVED TO THE NEAREST EXISTING CONSTRUCTION JOINT.
- 6. SAWCUT STRAIGHT MATCHLINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING AND NEW PAVEMENT.
- 7. CONTRACTOR MAY STAGE WITHIN LIMITS OF DEMOLITION.
- 8. REMOVE ALL SITE COMPONENTS AND RECYCLE COMPONENTS AS REQUIRED IN THE SPECIFICATIONS.
- 9. GENERAL DEMOLITION PERMIT SHALL BE SECURED BY THE CONTRACTOR.
- 10. ALL TRADE LICENSES AND PERMITS NECESSARY FOR THE PROCUREMENT AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION.
- 11. THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING RIGHT-OF-WAY SURVEY MONUMENTATION DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT BY A LICENSED SURVEYOR OF ANY DAMAGED OR REMOVED MONUMENTS.
- 12. PROTECT ALL ITEMS ON ADJACENT PROPERTIES AND IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO SIGNAL EQUIPMENT, PARKING METERS, SIDEWALKS, STREET TREES, STREET LIGHTS, CURBS, PAVEMENT AND SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGED ITEMS TO ORIGINAL
- 13. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.
- 14. SAWCUT STRAIGHT LINES IN SIDEWALK, AS NECESSARY.
- 15. CONTRACTOR IS RESPONSIBLE TO CONTROL DUST AND MUD DURING THE DEMOLITION PERIOD, AND DURING TRANSPORTATION OF DEMOLITION DEBRIS. ALL STREET SURFACES OUTSIDE THE CONSTRUCTION ZONE MUST BE KEPT CLEAN.

- 1. ADJUST ALL INCIDENTAL STRUCTURES, MANHOLES, VALVE BOXES, CATCH BASINS, FRAMES AND COVERS, ETC. TO FINISHED GRADE.
- 2. CONTRACTOR SHALL ADJUST ALL EXISTING AND/OR NEW FLEXIBLE UTILITIES (WATER, TV, TELEPHONE, ELEC., ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT OCCURS.
- 3. ALL WORK TO CONFORM TO THE 2021 OREGON PLUMBING SPECIALTY CODE

EARTHWORKS

1. CONTRACTOR SHALL PREVENT SEDIMENTS AND SEDIMENT LADEN WATER FROM ENTERING THE STORM DRAINAGE SYSTEM.

2. TRENCH BEDDING AND BACKFILL SHALL BE AS SHOWN ON THE PIPE BEDDING AND BACKFILL DETAIL, THE PROJECT SPECIFICATIONS AND AS REQUIRED IN THE SOILS REPORT. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER WILL NOT BE PERMITTED.

1. SEE PLANS AND DETAILS FOR SIDEWALK FINISHING AND SCORING PATTERNS.

MATERIAL NOTES

CONCRETE FOR CURBS, SIDEWALK AND DRIVEWAYS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,300 PSI AT 28 DAYS.

ARREVIATIONS

YRRKFAI	ATIONS		
С	ASPHALT CONCRETE	OVH/OH	OVERHEAD
D	AREA DRAIN	P/L	PROPERTY LINE
PPROX	APPROXIMATE	PC	POINT OF CURVATURE
	BOLLARD	PCC	POINT OF COMPOUND CURVATU
LDG	BUILDING	PCR	POINT OF CURB RETURN
OW	BACK OF WALK	PED	PEDESTRIAN
S	BOTTOM OF SWALE	PIV	POST INDICATOR VALVE
	BOTTOM OF STAIR	PM	PARKING METER
W	BOTTOM OF WALL	POC	POINT ON CURVE
В	CATCH BASIN	PP	POWER POLE
L	CENTERLINE	PRC	POINT OF REVERSE CURVATUR
MP	CORRUGATED METAL PIPE	PT	POINT OF TANGENT
MU	CONCRETE MASONRY UNIT	P.U.E	PUBLIC UTILITY EASEMENT
0	CLEANOUT	PVC	POLYVINYL CHLORIDE
ONC. CON	ICRETE	PVMT	PAVEMENT
OTG	CLEANOUT TO GRADE	PVT	PRIVATE
Р	CONTROL POINT	R	RIM
	DELTA	RD	ROOF DRAIN
/W	DRIVEWAY	R.O.W	RIGHT-OF-WAY
IA.,Ø	DIAMETER	S	SLOPE (FT/FT)
IP	DUCTILE IRON PIPE	SD	STORM DRAIN
	EASTING	SDMH	STORM DRAIN MANHOLE
XIST./EX	EXISTING	SHT	SHEET
OC .	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER
=	FINISH FLOOR ELEVATION	SSMH	SANITARY SEWER MANHOLE
G	FINISH GRADE	ST	STREET
-1	FIRE HYDRANT	STA	STATION
_	FLOWLINE	STD	STANDARD
ND	FOUNDATION	S/W	SIDEWALK
	GUTTER	TC	TOP OF CURB
В	GRADE BREAK	TD	TRENCH DRAIN
L	GAS LINE	TG	TOP OF GROUND
V	GATE VALVE	TP	TOP OF PAVEMENT
	HEIGHT	TRANS.	TRANSFORMER
CP	HANDICAP PARKING SPACE	TS	TOP OF STAIR
Р	HIGH POINT	TW	TOP OF WALL
)	INSIDE DIAMETER		TOP OF WALK
:	INVERT ELEVATION	TYP	TYPICAL

UGE

UNO

WCR

UNDERGROUND

WHEEL CHAIR RAMP

WATER METER

WATER VALVE

WATER

WITH

UNDERGROUND ELECTRIC

UNLESS NOTED OTHERWISE

OUTFALL NOTICE TO EXCAVATORS: ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

INVERT

IRRIGATION

LIGHT POLE

MANHOLE

NORTHING

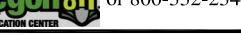
OUTSIDE DIAMETER

MINIMUM

POTENTIAL UNDERGROUND FACILITY OWNERS

Call before you dig.

EMERGENCY TELEPHONE NUMBERS



CENTURYLINK	1-800-573-1311
COMCAST	1-800-391-3000
NW NATURAL GAS	503-226-4211 x4313
PACIFICORP	877-508-5088
PBOT MAINTENANCE	503-823-1700
PGE	503-464-7777
PORTLAND WATER BURE	EAU 503-823-4874
VERIZON	1-800-VERIZON



VICINITY MAP SCALE: NTS

PROJECT CONTACTS

NEWBERG SCHOOL DISTRICT 714 E. 6TH ST. NEWBERG, OREGON 97132 TEL: 503-554-5000 CONTACT: NIKKI FOWLER

CIVIL ENGINEER/PROJECT MANAGER: KPFF CONSULTING ENGINEERS 111 SW FIFTH AVENUE, SUITE 2500 PORTLAND, OREGON 97204 TEL: 0:503-227-3251, D:503-542-3864 CONTACT: MARK WHARRY

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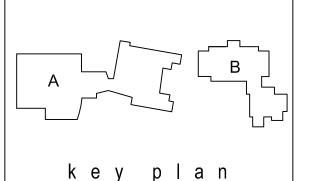
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3	C1.3	DEMO & EXISTING CONDITIONS PLAN
4	C1.4	DEMO & EXISTING CONDITIONS PLAN
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SHEET NAME

ARCHITECTURE, INC.







revisions

TITLE SHEET & GENERAL ARRANGEMENT